

## **PARKING ASSIGNMENTS & RESTRICTIONS**

Each unit is assigned a lettered parking space in front of their unit. Parking in that space by anyone not authorized by the unit owner or property management is prohibited. Un-lettered spaces are available on a first come, first serve basis. Please be courteous to your fellow neighbors and not monopolize these spaces by jockeying your vehicles just to keep a particular parking spot.

Two cars per unit are permitted. Residents wishing a temporary waiver for an additional vehicle must apply to the board through property management.

## **COMMERCIAL VEHICLES**

**Parking of commercial vehicles overnight at Fox Hollow is strictly prohibited.**

The Board of Directors approved one change to the policy in May 2011 which allows commercial vehicle owners or tenants the ability to stop by for quick visits as long as the visits abide by the following criteria:

- Unit owners and tenants must contact the Board through property management for the request.
- The unit owner must be a member in good standing; no outstanding fines or condo fees.
- Lunch 11:30AM - 1:30PM M-F
- Dinner 5:30PM - 7:30PM M-F
- No weekends without consent.
- Parking in nearest overflow lot only – Not within clusters
- Unit owners and/or tenant must sign an acknowledgement to the above conditions.

If you currently have a commercial vehicle and would like to stop by during the posted hours above, please contact Cityside Management.

## **MOTORCYCLES**

Residents may park their motorcycles in their assigned parking spaces between April 1st and November 30th. No parking is permitted in unassigned spaces. Owners are required to put a six inch piece of wood under the kickstand to prevent damage to the parking lot. All motorcycles must be removed and stored off-site by November 30th.

**Vehicles found in violation will be Fined, Towed or Both without Warning.**

**Official Policy Resolution #X - Parking Assignments and Restrictions follows:**

**FOX HOLLOW AT HUDSON CONDOMINIUM**  
**POLICY RESOLUTION #X**  
**-PARKING ASSIGNMENTS AND RESTRICTIONS-**

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WHEREAS Article III, Section 1 of the By-Laws empowers the Board to "... at any time and from time to time, adopt, amend and rescind (without the consent of the unit owners) administrative rules and regulations governing the details of the operation and use of the common areas and facilities..."; and

WHEREAS the Board recognizes the duress experienced by unit owner due to limited parking within the Community,

NOW THEREFORE BE IT RESOLVED THAT:

1. Each unit is entitled to one assigned parking space in front of the unit. Parking in that space by anyone not authorized by the unit owner or property management is not permitted.
2. All residents are required to register their vehicles with the managing agent for the purpose of monitoring violations of this resolution. Vehicles not registered with the Association will be subject to removal from the premises.
3. The managing agent is authorized to post the property to the effect that vehicles parked in violation of the condominium rules will be removed in accordance with state law.
4. Parking in the fire lanes is prohibited by state law and is not allowed for any reason. Vehicles parked in posted fire lanes are subject to ticketing and towing by State and local authorities.
5. Parking of vehicles is prohibited on any unpaved common areas.
6. Only two cars per unit are permitted. Residents wishing to have more than two owned vehicles on the property overnight must receive prior permission from the Board of Directors.
7. Non-assigned parking spaces are for use on a first come, first serve basis.
8. No vehicle shall be operated in excess of the posted speed limit (10 MPH) on the Association roadways and in parking lot areas.

Section A - Unregistered, Uninspected or Immobile Vehicles

The managing agent is authorized to place notice on the offending vehicle to the effect that it must be registered with the state, inspected or made mobile within seven days, or be removed at the expense of the vehicle's owner, and that the owner of the unit in which the vehicle's owner resides will be subject to the authorized fine schedule .

Section B - Impeding Maintenance

The managing agent is authorized to assess fines and/or tow any vehicle that impedes maintenance operations, pursuant to the fine schedule of the Condominium Association. The managing agent shall notify unit owners of impending maintenance operations at least seven days in advance (with the exception of snow removal), and the fine shall not be imposed unless notification was done by regular mail (may be included in the newsletter).

Vehicles impeding snow removal within the community shall be towed without prior notice unless the vehicle is in a parking space. All vehicles in any parking spaces must be moved to allow for the parking spaces to be adequately cleared for others' safety. Residents who will be away from the property for extended periods, i.e., business travel or vacation, must notify property management and park in areas designated by the Board for such purposes.

### Section C - Parking on Fox Hollow Drive

For the safety of all residents it is imperative that Fox Hollow Drive be accessible by emergency vehicles at all times. Parking on Fox Hollow Drive, the main street, is only intended to facilitate clearing of parking lots. Vehicles should only be left on Fox Hollow Drive during the clearing of the parking lots. Overnight parking on Fox Hollow Drive is prohibited.

### Section D - Recreational and Commercial Vehicles

Boats, trailers, and recreational vehicles of any kind are prohibited from being stored in the common area of the condominium. Permission to park commercial and recreational vehicles must be requested of the Board in writing from the owner of the unit. Said permission may be granted or revoked solely at the Board's discretion. However, at no time may a vehicle's weight capacity exceed 1 ½ tons. Any permission granted by the Board will be in writing from the managing agent to the owner. Vehicles carrying boats or canoes may not be parked for any extended period (e.g. overnight) anywhere in the common parking areas.

Motorcycles parked in the common parking areas must have a six inch square piece of wood placed under the kickstand to prevent damage to the asphalt. Motorcycles are authorized to park in the unit owner's assigned spot from April through November. Motorcycles must be parked in the front of the unit owner's assigned space and are not permitted in unassigned parking space.

The managing agent is authorized to place a notice on any vehicle parked in violation of this section to the effect that it must be removed within 5 business days at the expense of the vehicle's owner, and that the owner of the unit in which the vehicle's owner resides will be fined subject to the fine schedule. The managing agent is authorized to remove the offending vehicle.

### Section E - Vehicle Maintenance and Washing

Major maintenance of vehicles (unless of an emergency nature) is prohibited in the common area of the condominium. Disposal of any fluids or hazardous materials is strictly prohibited in the common areas of the condominium and any owner reported disposing of such material shall be subject to the authorized fine schedule. Any fines that may be imposed by any federal or state agency against the association for said disposal shall also be assessed against the owner.

Emergency repairs only are permitted and must be completed within 24 hours. No routine or periodic maintenance is permitted and under no circumstances are jack stands and ramps to be left unattended. Any violation of this rule will result in the immediate removal of the vehicle from the premises.

Unit owners are permitted to use common water and hoses for washing of their vehicles. The hose must have a nozzle and water must not be allowed to run freely and unattended. At no time shall non-resident vehicles be washed using common water.

### Section F - Enforcement Procedures

Tagging of vehicles may be done by the Board of Directors, the managing agent or any other individuals so appointed by the Board.

Reporting of any violations of this resolution may be submitted by individual unit owners, signed and in writing, and must include the date and time of violation, and identification of the vehicle in violation.